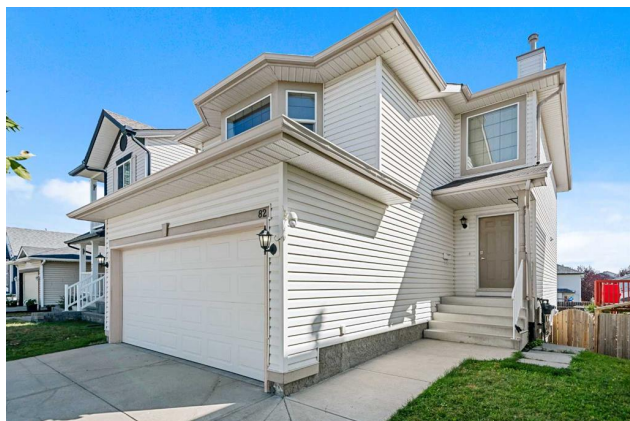




**82 COVEWOOD Circle, Calgary T3K 5P7**

MLS® #: **A2156392** Area: **Coventry Hills** Listing Date: **08/20/24** List Price: **\$700,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **3,595 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,702**  
 Low Sqft:  
 Ttl Sqft: **1,702**

DOM

**30**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Refrigerator,See Remarks,Washer**  
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 12`0"
Bonus Room	Second	16`11" x 11`5"
Family Room	Basement	12`7" x 10`8"
Laundry	Basement	8`10" x 4`9"
4pc Bathroom	Basement	0`0" x 0`0"
Dining Room	Main	11`0" x 8`3"
Bedroom	Second	9`8" x 9`4"

Room	Level	Dimensions
Breakfast Nook	Main	10`11" x 6`7"
Bedroom	Second	9`11" x 9`4"
Bedroom	Basement	9`10" x 9`1"
4pc Ensuite bath	Second	0`0" x 0`0"
Kitchen	Main	14`3" x 11`0"
Bedroom - Primary	Second	15`2" x 10`10"
Kitchen	Basement	9`4" x 5`2"

**Laundry**  
**4pc Bathroom**

**Main**  
**Second**

**5`6" x 3`0"**  
**0`0" x 0`0"**

**2pc Bathroom**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Main**  
**Basement**

**0`0" x 0`0"**  
**12`2" x 6`1"**

Title:  
**Fee Simple**  
Legal Desc:

**0112608**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to 82 Covewood Circle NE, Recently Renovated, a delightful two-story family home nestled in the heart of the desirable Coventry Hills and steps away from a playground. This property offers a perfect blend of comfort, style, and functionality, ideal for growing families and boast 2460 sq ft of developed living space. Open vaulted foyer as you walk in, leads to your OPEN CONCEPT Living, Dining and Kitchen with all-natural light. The living room has a cozy fireplace with TV niche above it. Fantastic Kitchen with stainless steal appliances, corner pantry, a big centre island with quartz top with extended eating ledge that backs onto the dining area with a great view of the backyard and the garden door leads to the maintenance free composite deck great to just sit and relax and enjoy your bbq. Smartly tucked away is a half bath and laundry closet. Upgraded wood railing and hardwood staircase leads you upstairs to a huge Bonus Room for family movie nights notice the hardwood floor! The primary bedroom with its own 4-piece ensuite bath with jetted tub. 2 additional great bedrooms, and a full 4-piece bathroom button-up this 2nd level. The fully finished walkout presents a versatile illegal suite complete with living room, kitchen, bedroom, 4-piece bath, and separate laundry facilities. Back Lane that allows more opportunities (RV parking, another garage, etc.) and more privacy as your back neighbors are further away. This phenomenal location is close to numerous golf courses, endless shops and amenities at Vivo center with swimming pool, Gym and many activities and events at Library and Movie theater. This is simply an unbeatable location! Don't miss out on this amazing opportunity! This fantastic home won't last long!**

Inclusions:  
Property Listed By:

**In lower level Washer, Dryer, Fridge, Stove and Hood fan**  
**Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**